

Vista Canyon Project Summary

February 2009

The project applicant is requesting approval of the following discretionary entitlements to allow for the development of the approximately 185-acre Vista Canyon project site: (a) Master Case No. 07-127; (b) Annexation No. 07-002; (c) General Plan Amendment No. 07-001; (d) Zone Change, 07-001/Pre-Zone 07-001; (e) Specific Plan No. 07-001; (f) Tentative Tract Map No. 69164, (g) Conditional Use Permit (CUP) No. 07-009 for importing more than 100,000 cubic yards of dirt to the project site; and (h) Oak Tree Permit (OTP) No. 07-002.

Tentative Tract Map (TTM) 69164 and the accessory entitlements propose the development of the project site with 1,117 residential units (106 single family residential units, 441 attached for-sale residential units, and 570 apartment units) and up to 950,000 square feet of commercial and medical office, retail, theater, restaurant, and hotel uses within four Planning Areas ("PA"). The proposed Specific Plan would establish a residential overlay over the corporate office campus site within PA-2 that could allow for the conversion of up to 250,000 square feet of office floor area to a maximum of 233 attached residential units. If this conversion were implemented under the Specific Plan, it would permit the development of a maximum of 1,350 residential units and 700,000 square feet of commercial floor area.

As proposed, the four planning areas within Vista Canyon include the following:

- Planning Area 1 ("PA-1"), consisting of approximately 12 acres, is located within the southwestern portion of the project site. This area would consist of a maximum of 600 multi-family residential units (350 apartments and 250 condominiums). The maximum height of any of the structures in PA-1 would be 50 feet (excluding architectural elements). Required parking for the multi-family units is proposed at the surface and within parking structures. A total of three private recreational facilities would be constructed in PA-1.
- Planning Area 2 ("PA-2"), consisting of approximately 30 acres, is located within the south central portion of the project site. As proposed, this area would consist of up to 220 attached residential units (apartments and live/work units), 596,000 square feet of office space, 158,000 square feet of retail space (including restaurants and theater), a 200 room hotel/s (consisting of approximately 140,000 square feet), up to four parking structures and accessory surface and subterranean parking, bus-transfer station, the Vista Canyon Metrolink Station, the Town Green and Community Garden. The maximum building height for commercial buildings in PA-2 is 55 feet (excluding architectural elements). Excluding architectural elements, the height limit for the corporate office campus site would be 90 feet for the commercial office buildings located north of "C" Street and 60 feet for the commercial office buildings south of "C" Street. All residential structures within PA-2 would have a maximum building height of 50 feet (excluding architectural elements).

PA-2 consists of a mix of commercial, office and residential development with a street grid system oriented around a "Main Street (Town Center Drive)". Residential units developed within the Town Center portion of the site would include luxury apartments and live/work units. A private recreational facility would be constructed for these units.

- Planning Area 3 ("PA-3"), consisting of approximately 40 acres, is located within the southeastern portion of the project site. As proposed, this area would include up to 297 residential units consisting of 191 attached for-sale residential units and 106 detached residential units. The 5.0 acre "Oak Park" and the project's primary private recreational facility are located within PA-3. The Oak Park would be improved and dedicated to the City of Santa Clarita while the private recreational facility would be utilized by future residents and maintained by a homeowners association. The maximum height of structures within PA-3 is 35 feet.
- Planning Area 4 ("PA-4"), consisting of approximately 11 acres, is located within the northeast portion of the project site. As proposed, this area would be developed with up to 56,000 square feet of commercial office, retail, restaurant and recreational uses. PA-4 would also include the River Education/Community Center. The maximum height of structures within PA-4 is 35 feet.

There is an existing graveyard located on the Mitchell Hill portion of the site, between SR 14 and the Santa Clara River. The graveyard is the burial site of Thomas Mitchell, one of the early settlers of the area, several family members and others. Now in disrepair, the applicant will restore the graveyard and integrate it with the other development in PA-4.

- The remaining acres within the project site would primarily consist of roadways and the Santa Clara River Corridor.

To facilitate development of the Vista Canyon project, several off-site, project related components would be constructed. These project related components include:

- An approximately 800 foot extension of Lost Canyon Road, from its present terminus at the northerly abutment of the bridge over the Metrolink Railroad tracks within Fair Oaks Ranch, north across adjacent properties to the south and west to the Vista Canyon Ranch project site. The right-of-way for this road is proposed at 90 feet, which will accommodate two vehicular lanes in each direction, a raised landscaped median, parkway and sidewalk. Grading of approximately 160,000 cubic yards of dirt is necessary to complete this improvement.
- An approximately 250 foot extension of Jakes Way from its present terminus directly west of the project site to the proposed intersection of Lost Canyon Road and Jakes Way. The right-of-way for this road is proposed

at 84 feet, which will accommodate one vehicular lane in each direction, parkway and sidewalk. Grading of approximately 2,000 cubic yards is necessary to complete this improvement. Buried bank stabilization would be necessary along this roadway extension and would connect to the existing concrete-gunite flood protection located directly north of the existing Jakes Way.

- Grading on portions of the adjacent property to the south for slope and drainage purposes.
- An extension of the Santa Clara River Trail easterly from the project site along Lost Canyon Road to Sand Canyon Road. This minimum ten (10) foot wide trail would consist of decomposed granite or a similar surface and would also include a pedestrian bridge crossing over the Sand Canyon Wash.
- Widening and completion of roadway improvements on Lost Canyon Road under SR 14, within Caltrans right-of-way. This roadway is presently partially improved and used for public access. Proposed improvements would include the addition of pavement, curb, gutter and sidewalk (north side).
- The import of up to 500,000 cubic yards of dirt from one or both of the following borrow sites: 1) the George Carvalho Santa Clarita Sports Complex, and/or 2) the Center Pointe Business Park. Development on both of the borrow sites has been previously approved.
- Construction of the north platform and accessory station improvements within the Metrolink right-of-way as part of a new Metrolink Station as shown on Tentative Tract Map 69164. A future south platform would be constructed by Metrolink in the future when warranted.
- Grading and various trail improvements within the Metrolink right-of-way adjacent to the project site as shown on Tentative Tract Map 69164.